

LEGEND
 ▲ CALCULATED POINT
 ☆ LIGHT POLE
 ● BENCHMARK
 OPEN TREES
 TREELINE

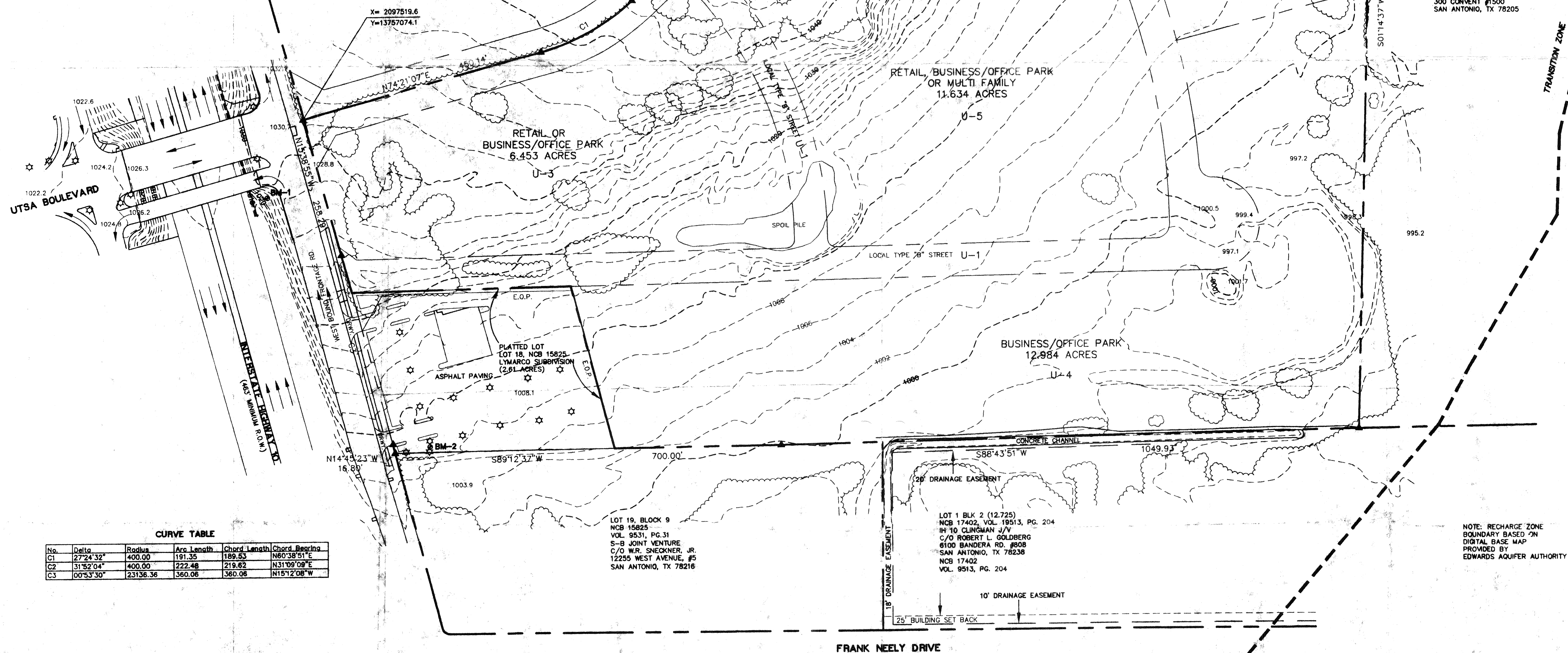
0 50 100 150 200
1"=100'

BENCHMARKS

BM-1 --- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. ELEV.=1028.44'

BM-2 --- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP ±500' SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS-DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".



CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°24'32"	400.00	191.35	189.53	N60°38'51"E
C2	31°52'04"	400.00	222.48	219.62	N31°09'08"E
C3	00°53'30"	23136.36	360.06	360.06	N15°12'08"W

LOT 19, BLOCK 9
NCB 15825
VOL. 9531, PG. 31
S-B JOINT VENTURE
C/O W.R. SNEGNER, JR.
12255 WEST AVENUE, #5
SAN ANTONIO, TX 78216

LOT 1 BLK 2 (12.725)
NCB 17402, VOL. 19513, PG. 204
C/O CLINGMAN J/V
C/O ROBERT L. GOLDBERG
8100 BANDERA RD. #608
SAN ANTONIO, TX 78238
NCB 17402
VOL. 9513, PG. 204

NOTE: RECHARGE ZONE
BOUNDARY BASED ON
DIGITAL BASE MAP
PROVIDED BY
EDWARDS AQUIFER AUTHORITY

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
DATE *8/29/97* 591 (number)
If no plats are filed, plan will
expire on *May 2, 1999*
1st plat filed on _____

RECEIVED
01 AUG 29 PM 4:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Bury+Pittman
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9990 Fax 210/525-0529
©Copyright 1997 Bury+Pittman-SA, Inc.

P.O.A.D.P.
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS LLC.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date: 09/29/97
Book:
Drawn by: PIR
File: G:\036\01\36SITEL.DWG
Approved by: PIR
Project No.: 50036-01.94

SHEET
1
OF 1

VRP# 01-8-016



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 01-8-016
Assigned by city staff

Date: 9-7-01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Koontz-McCombs, L.L.C.
2. Address: 200 Concord Plaza, Suite 525
3. Zip: 78216 Telephone # (210) 826-2600
4. Site location or address UTSA Boulevard at IH-10
5. Council District 8 ETJ ETJ Over Edward's Aquifer Recharge ☐ yes ☒ no
*Site over Contributing Zone

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Lone Star Business Park # 591

Date accepted: October 31, 1997 Expiration Date: May 2, 1999 MDP Size: 47.31 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

01-08-016

file

• Approved Plat

Plat Name: Lone Star Business Park, Unit #2 Plat # 980177 Acreage: 3.684 Approval

Date: Feb. 10th, 1999 Plat recording Date: March 23, 2000 Expiration Date: N/A Vol./Pg 9546
/ 204

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

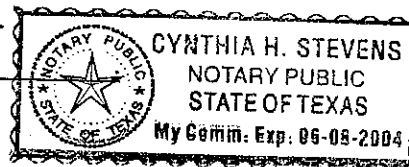
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Scott J. Brymer Signature: [Signature] Date: 8-28-01
Chief Operating Officer KODONTZ/MS Combs, LLC, general partner of owner

Sworn to and subscribed before me by on this 28th day of August 20 01, to certify which witness by hand and seal of office. Cynthia H. Stevens

Notary Public, State of Texas, My Commission expires: 6-8-04



City of San Antonio use



Approved



Disapproved

Review By: [Signature]
Assistant City Attorney

Date: 9-26-01

August 17, 2001

01-8-016

TRANSMITTAL



To: City of San Antonio Planning Dept.

Date: August 29, 2001

Attn: Mike Herrera

144 W. Commerce, 4th Floor

SAN ANTONIO, TX 78205

Re: Lone Star Business Park

QUANTITY	DESCRIPTION
2	Vested Rights Permit Application
2	Copies of Plat #980177 Lone Star Business Park Unit 2 (Vol. 9546, Pg. 204)
2	Copies of POADP #591
2	Copies of Revised POADP #591
1	(Original and Copy) Check # 034586 for \$145.00
2	Copies of Trust Agreement w/ City of San Antonio
2	Copies of TIA

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☒ **For Review and Comment**

COMMENTS:

If you need additional information, please give us a call. Thank you for your assistance.

THANKS!

From: Jorge E. Gomar
(for Trey Marsh)

Project No.: 5180-00

cc: File, Cynthia Stevens, CLA

O:\Users\JGOMAR\Transmittals\Transmittals.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

RECEIVED
01 AUG 29 PM 4:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



August 28, 2001

Mr. Michael O. Herrera, Planner II
Department of Planning
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

RECEIVED
01 AUG 29 PM 4:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Amendment to POADP #591 – Lone Star Business Park
Southeast Corner of IH10 and UTSA Blvd.

Dear Mr. Herrera:

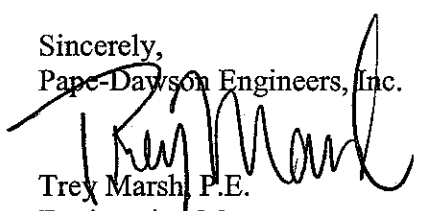
Thank you for meeting with us on Monday, August 27, 2001 to review the proposed amendment to the referenced POADP. As discussed, we are requesting approval of this amendment on behalf of our client Koontz-McCombs, LLC. The revision consists primarily of a revised alignment for the Local Type B street that will be constructed to access the future development of the property. The revised street alignment will intersect UTSA Boulevard at existing median cuts that have been field surveyed. Todd Sang has provided his endorsement of the street realignment and I understand that he has forwarded a written confirmation to your office. Todd has also reviewed the 1997 TIA that was done for the property and determined that it is still valid for the property's intended use. The original POADP and the proposed amendment are attached for your review. Please consider this formal application for approval of the amendment.

Also, attached is a Vested Rights Permit Application for the property. The supporting documentation includes the original POADP No. 591 – Lone Star Business Park, Plat No. 980177 – UTSA Blvd., and a Trust Agreement between Koontz-McCombs, LLC and the City of San Antonio for construction of UTSA Blvd. as it currently exists. Please accept these documents as formal application for assignment of vested rights for the property.

Our client would like to proceed with design documents for the roadway as soon as possible and is anxious to begin construction. Your prompt assistance in the above in matters would be greatly appreciated.

Please call our office if you have questions.

Sincerely,
Pape-Dawson Engineers, Inc.


Trey Marsh, P.E.
Engineering Manager

Attachment

P:\51\80\02\WORD\LETTERS\010828A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

• **Approved Plat**

Plat Name: Lone Star Business Park, Unit #2 Plat # 980177 Acreage: 3.684 Approval

Date: Feb. 10th, 1999 Plat recording Date: March 23, 2000 Expiration Date: N/A Vol./Pg 9546 / 204

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

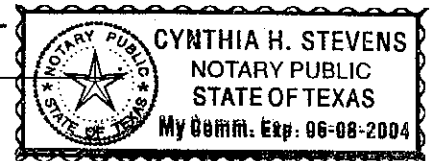
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Scott J. Brymer Signature: [Signature] Date: 8-28-01
Chief Operating Officer

Sworn to and subscribed before me by on this 28th day of August 20 01, to certify which witness by hand and seal of office. [Signature]

Notary Public, State of Texas, My Commission expires: 6-8-04



City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: _____ Date: _____

Assistant City Attorney

August 17, 2001

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

034586

AUGUST 28, 2001

PAY *****145***** DOLLARS AND *00* CENTS \$ **\$145.00*

TO THE
ORDER
OF

CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.


AUTHORIZED SIGNATURE

⑈034586⑈ ⑆114923222⑆ 29 3997995⑈

VRR - 01 - 8 - 16

TRUST AGREEMENT

RECEIVED

01 AUG 29 PM 4:18

This agreement is between Koontz/McCombs 1, Ltd., subdivider, Chicago Title Insurance Company (Carol Reiss), trustee, and the City of San Antonio.

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Subdivider has deposited (or herewith deposits) subject to the order of subdivider and trustee jointly as provided in this agreement in the (name and location of bank, trust company or qualified escrow agent) account of Chicago Title Insurance Company, 14607 San Pedro, Suite 175, in San Antonio, Texas 78232, the sum of Seven Hundred Thousand Six Hundred Twenty-two and 27/100 Dollars (\$700,622.27) for the purpose of constructing site improvements in Lone Star Business Park Unit 2 Subdivision in Bexar County, Texas, for the benefit of the public represented by the City of San Antonio, more particularly described as follows:

TYPE OF SITE IMPROVEMENT

(Gas and Electric Lines Not Included)

Streets	\$	<u>497,113.27</u>
Sidewalks	\$	<u>N/A</u>
Alleys	\$	<u>N/A</u>
Storm Drainage	\$	<u>118,129.00</u>
Sanitary Sewers	\$	<u>N/A</u>
Water	\$	<u>85,380.00</u>
Other (Specify)	Total:	\$ <u>700,622.27</u>

Trustee agrees to authorize expenditures from such trust account, execute checks, drafts and other orders of withdrawal only for the purpose of paying for the cost of constructing such site improvements and such orders shall show thereon the purpose of the withdrawals. The expenditure(s) for each type of site improvement shall be made only in amounts not to exceed the estimated cost thereof shown above. Trustees shall provide the Director of Public Works with a statement of such expenditures in said subdivision (by type of site improvement) within five (5) days of their authorization.

Subdivider shall within five (5) days after any single withdrawal of one thousand dollars (\$1,000.00) or more has been made, furnish an affidavit showing that the sums of money so withdrawn were expended by subdivider on prescribed site improvements, indicating the percentage of site improvements completion and estimating the date of site improvements completion. Said affidavit shall be submitted substantially in the following form:

AFFIDAVIT

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

BEFORE ME, the undersigned authority in and for the state and county aforesaid, on this day personally appeared _____, _____ of Koontz/McCombs, LLC, general partner of Koontz/McCombs 1, Ltd. who, being by me first duly sworn upon his oath deposes and says:

I, _____, _____ of Koontz/McCombs, LLC, general partner of Koontz/McCombs 1, Ltd., subdivider of the Lone Star Business Park Unit 2 Subdivision, Bexar County, Texas, under date(s) of _____, 2000, withdrew the sum(s) of \$ _____, from the trust account heretofore deposited with _____, trustee, and created for such use and purpose, and expended said funds so withdrawn on prescribed site improvements to said Lone Star Business Park Unit 2 Subdivision as follows:

	SUBDIVISIONS	
SITE IMPROVEMENT	AMOUNT	PERCENTAGE OF COMPLETION
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

With the expenditure of these funds, it is estimated that the prescribed site improvements will be completed by _____, 200__.

 Notary Public In And For The
 State of Texas

Until this affidavit is accomplished, no further withdrawals shall be made from said trust account. The trustee shall be authorized to release further funds to the subdivider only after receipt of written notification therefor from the Director of Public Works so to do.

Subdivider agrees to construct all site improvements within three (3) years from the date of plat approval.

Upon the failure of the subdivider to provide such site improvements as herein provided, any remaining balance in such trust account shall be payable on the order of the trustee without the necessity of joinder by the subdivider.

A certificate that the sum required herein is on deposit in the above named bank, trust company or qualified escrow agent, subject to withdrawal only as provided herein, signed by an authorized official thereof, is attached hereto.

A copy of this agreement has been supplied to the bank, trust company, or qualified escrow agent, named by the undersigned trustee.

IN TESTIMONY WHEREOF WITNESS OUR HAND AND SEAL this 22nd day of March, A.D., 2000.

Koontz/McCombs 1, Ltd.,
a Texas limited partnership

By: Koontz/McCombs, LLC,
its General Partner

By: 
Bart C. Koontz, President

Address: 200 Concord Plaza, Suite 525
San Antonio, Texas 78216

ATTEST:

By: 

SCOTT BRYMER

Title: SENIOR VICE PRESIDENT AND SECRETARY

By: 

CYNTHIA H. STEVENS

Title: ASSISTANT VICE PRESIDENT

Chicago Title Insurance Company

By: 

Name: CAROL WEISS

Its: ESCROW OFFICER

Address: 14607 San Pedro, Suite 175
San Antonio, Texas 78232

ATTEST:

By: Sylvia Ramon

Title: Escrow assistant

By: Adrienne Yahn

Title: ESCROW ASSISTANT

City of San Antonio

ATTEST:

By: _____

Title: _____

By: Gay R. Ballinger

Title: Subdivision Coordinator

Approved as to form: _____

Title: _____

(Attach Letter of Escrow)


NOV 27 2001 14:20 KOONTZ/MCCOMBS 2108265445 P.06

LETTER OF ESCROW

Receipt of the Trust Funds in the sum of \$700,622.27, received from Koontz/McCombs 1, Ltd., as Subdivider under the attached Trust Agreement is hereby acknowledged this 22nd day of March, 2000; and Chicago Title Insurance Company, as Trustee under the Trust Agreement agrees to disburse the Trust Funds in accordance with the terms of the Trust Agreement.

CHICAGO TITLE INSURANCE COMPANY

By: _____



Carol Reiss
Escrow Officer

McCOMBS ENTERPRISES
9000 TESORO DRIVE • SUITE 122
SAN ANTONIO, TEXAS 78217

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

CHECK
NUMBER 018063

PAY Seven hundred thousand six hundred twenty two and 27/100***
DATE 03/22/00 AMOUNT \$700,622.27**

TO THE
ORDER
OF Chicago Title Insurance Company

McCOMBS ENTERPRISES

Stan Up
AUTHORIZED SIGNATURE

⑈018063⑈ ⑆114000093⑆ ⑈01 0327298⑈

03/22/00

1644 \$700,622.27**

McCOMBS ENTERPRISES • SAN ANTONIO, TEXAS 78217

KOONTZ MCCUMBS

February 11, 2000

VIA U. S. MAIL

Mr. Fernando De León, E.I.T.
Sr. Engineering Associate
City of San Antonio
Public Works/Engineering and Traffic
P. O. Box 839966
San Antonio, TX 78283-3966
Phone: 207-7501

RE: Lone Star Business Park Subdivision, Unit 2, Plat No. 980177; Street
Light Contract by and between the City of San Antonio and
Koontz/McCombs 1, Ltd.

Dear Fernando:

Pursuant to our telephone conversation, enclosed is the street light contract submitted in connection with the subdivision plat referenced above. Please process this contract, so that once the costs in the sum of \$34,456.00 are paid, our construction of UTSA Blvd. may be coordinated with CPS's installation of the street lights.

Thank you for your consideration of this matter. If you have any questions or comments, please call me at 826-2600.

Best regards,

Koontz/McCombs Development LLC



Cynthia H. Stevens, CLA
Assistant Vice President

Cc: Scott Brymer
Steve Eklund, Bury & Pittman, Inc. (via telecopier @ 525-0529)

COUNTY OF BEXAR

This Agreement, entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its Director of Public Works or his designated representative, pursuant to Section 35-4116 of the San Antonio Subdivision Regulations, (hereinafter referred to as "City" and McCombs Family LLC or his (its) designated representative, as subdivider for Lone Star Business Park Unit 2 subdivision, (hereinafter referred to as "Subdivider"), Witnesseth:

WHEREAS, Section 35-4116 of the San Antonio Subdivision Regulations require the street lights be provided in the subdivisions within the City of San Antonio; and

WHEREAS, while the City and the City Public Service have the expertise to both locate and install such street lights, the cost for same should not be borne by the City; NOW THEREFORE:

For and in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

(1) In order for Lone Star Business Park Unit 2 subdivision to receive adequate street lighting, street lights shall be installed by City Public Service. All costs associated with the engineering and installation of the street lights total \$34,456.00.

Such costs are in conformance with the latest schedule of costs to the City of labor and materials associated with the engineering and installation of street lights filed by the Director of Public Works with the City Clerk.

(2) Subdivider shall pay the amount of \$34,456.00 to the City to cover the above referenced costs. Such payment shall be in the form of a cashier's check, or suitable financial mechanism agreed upon by the City.

(3) The plat of Lone Star Business Park Unit 2 subdivision, shall not be officially recorded, unless and until the sum of \$34,456.00 is paid over to the City in the manner above-specified, to cover the cost of providing adequate streetlighting to for Lone Star Business Park Unit 2 subdivision.

Agreed to in all things this 7th day of February, ~~2000~~ 2000.

CITY OF SAN ANTONIO:

BY: [Signature]TITLE: Chief Engineer, Development Review and Drainage

ATTEST:

BY: [Signature]TITLE: Sr. Engineering AssociateSUBDIVIDER: Koontz/McCombs LLC, Ltd.BY: [Signature]Bart Koontz, President & CEOTITLE: as Owner's designated representative

ATTEST:

BY: [Signature]TITLE: SENIOR VICE PRESIDENT

Information Required by Staff:

No. of Lights: 9, 250-watt double armsType of Light: high pressure sodiumType of Rate: underground in rockPlat Number: 980177

McCOMBS ENTERPRISES
9000 TESORO DRIVE • SUITE 122
SAN ANTONIO, TEXAS 78217

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

CHECK
NUMBER

018064

PAY Thirty four thousand four hundred fifty six and no/100***

DATE

03/22/00

AMOUNT \$34,456.00**

TO THE
ORDER
OF City of San Antonio

McCOMBS ENTERPRISES

AUTHORIZED SIGNATURE

Steve Sp

⑈018064⑈ ⑆1114000093⑆

⑈01 0327298⑈

03/22/00

1644 \$34,456.00

McCOMBS ENTERPRISES • SAN ANTONIO, TEXAS 78217

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

RECEIVED

Project Name: Lone Star Business Park
Location: IH 10 & UTSA
Applicant: Pape Dawson
Address: 555 E. Ramsy
Phone Number: 01 AUG 29 PM 4:18

Owner or Agent

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # ☐ Plat # ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size		Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA other*				
Business Park	44		AM	20	884	ITE Code: other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
884	884	0

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: _____ Date: _____
Comments: _____

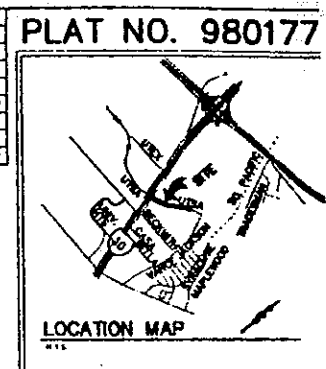
Box E (For Official Use Only. Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
☐ The traffic impact analysis has been waived for the following reason(s):
☐ No significant change in traffic patterns with amended design.

Reviewed by: *[Signature]* Date: 8-23-01

TABLE	TANGENT	CHORD	CHORD DIRECTION
1"	159.32'	309.67'	N60°58'26"E
4"	180.18'	350.20'	S60°56'26"W
2"	84.10'	168.84'	N40°00'54"E
3"	95.11'	188.67'	S40°00'54"W
5"	85.07'	168.73'	S40°05'53"W
6"	42.61'	85.08'	S44°11'37"W
9"	44.29'	88.43'	N44°11'48"E
7"		106.13'	N38°40'58"E

LINE	LENGTH	BEARING
1	92.82'	N15°22'32"W
2	93.08'	N15°23'30"W
3	70.71'	S60°25'36"E
4	30.00'	N48°56'03"W
5	30.00'	S42°31'28"E
6	86.00'	S42°31'28"E
7	70.74'	S29°35'53"W

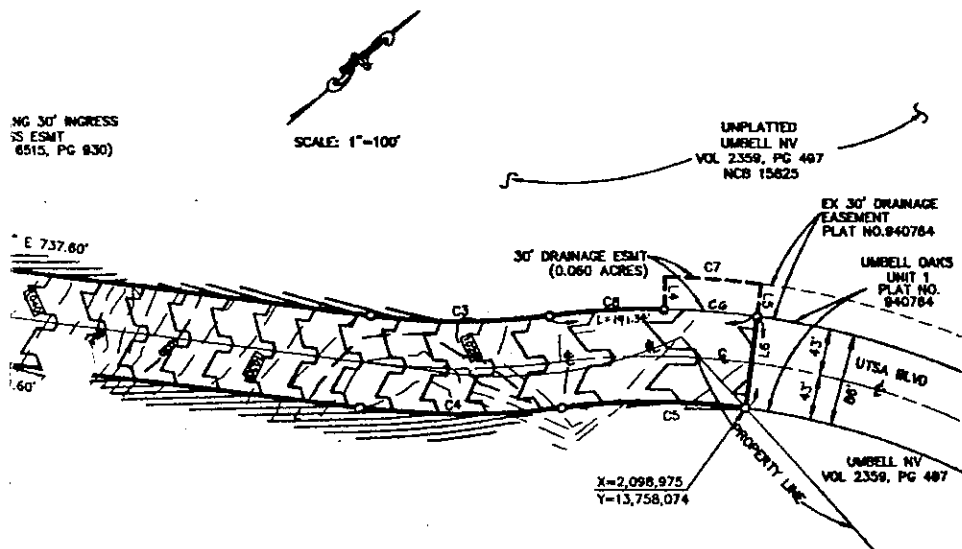


RECEIVED
01 AUG 29 PM 4:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- LEGEND
- SET IRON PIN SET
 - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - G.E.T.CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ESMT EASEMENT
 - PROPERTY LINE

NG 30' INGRESS
IS ESMT
6515, PG 830)

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKORY & ASSOCIATES INC.
BY: ROBERT H. LEMINGER, R.P.L.S. *Robert H. Leminger*
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



SAN ANTONIO,
PRU SURVEY NO. 20,
NO. 21, ABSTRACT
19, PG 497 & VOL 6736, PG 734
BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

9546-204

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF March, A.D. 2000, AT 1:24 P.M. AND DULY RECORDED THE 29th DAY OF March, A.D. 2000, AT 6:04 A.M. IN THE RECORDS OF Deed & Plats OF SAID COUNTY, IN BOOK VOLUME 4541 ON PAGE 204.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF March, A.D. 2000.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Leticia M. Flores* DEPUTY



SHEET 1 OF 1

JOB No 0547-045-015

M:\COURT\PLAT 0457\JOB 0547.DWG